



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 16, 2022

FROM: Michael Daniels, Planning and Zoning Director

SUBJECT: First Reading of Ordinance O-17-2022, a proposed rezoning of parcel 017356-000-00 consisting of .185 acres located at 203 North Palmetto Avenue from Gateway Corridor Neighborhood (GCN) to Planned Unit Development (PUD).

PROPERTY DESCRIPTION

APPLICANT: Janis Fleet, Fleet and Associates **OWNER:** Hollis Investments Inc.

PROPERTY LOCATION: 203 North Palmetto Avenue

PARCEL NUMBER: 017356-000-00

FILE NUMBER: PUD-22-005

CURRENT ZONING: GCN

FUTURE LAND USE DESIGNATION: Downtown

SURROUNDING EXISTING LAND USE

NORTH:	FLU: Downtown Z: GCN Use: Single Family	SOUTH:	FLU: Downtown Z: GCN Use: Post Office
EAST:	FLU: Downtown Z: Central Business District Use: Undeveloped	WEST:	FLU: Neighborhood Z: C-1 Use: Southern Bell Phone Company

BACKGROUND

The applicant Janis Fleet of Fleet & Associates Architects/Planners, Inc., (“Applicant”) submitted an application on behalf of Hollis Investments of North Florida, Inc., (“Owner”) requesting to rezone the subject parcel from R-2 to Planned Unit Development (PUD).

The property currently has 2 single family dwelling units on the parcel. The property has a combination of crape myrtle trees and a Magnolia tree in the right of way adjacent to the property and a palm tree and an ornamental tree between the buildings and the right of way.

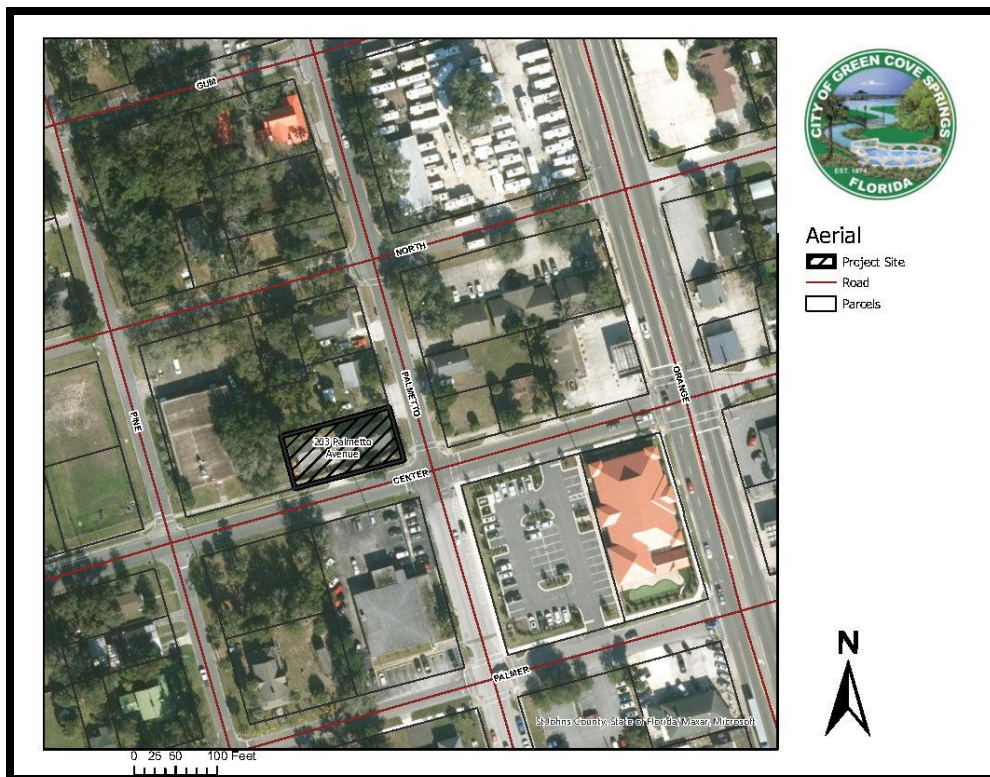
There is an existing sidewalk along Palmetto and Center Street. The sidewalk along Palmetto Avenue will be reconstructed as the Palmetto Trail. The project has been bid out to Elton Allen Contractors and the project is scheduled to be completed by the end of April 2023. The sidewalk along Center Street is 3.5' wide and is in poor condition. This is due in part to the encroachment of tree roots onto the sidewalk. The sidewalk needs to be replaced widened and measures should be taken to mitigate for the encroachment of adjacent tree roots.

One dwelling unit is oriented towards Palmetto Avenue. It is 1,463 square feet and was built in 1946. The second dwelling unit fronts Center Street. It is 918 square feet and was built in 1953. The two structures had individual utility accounts and were both grandfathered in when the City updated its zoning regulations. Both structures could have remained as lawful nonconforming uses if utilities were kept on for both of the properties. In 2019, the properties were vacant and in disrepair. The utilities were turned off causing the structure fronting on Center Street to lose its grandfather status and could not be used as a single-family dwelling unit. The current owner purchased the property in 2020. Pursuant to the GCN zoning district a minimum of 8,500 square feet is required for a two-family attached dwelling (City Code Sec. 117-542(2)).

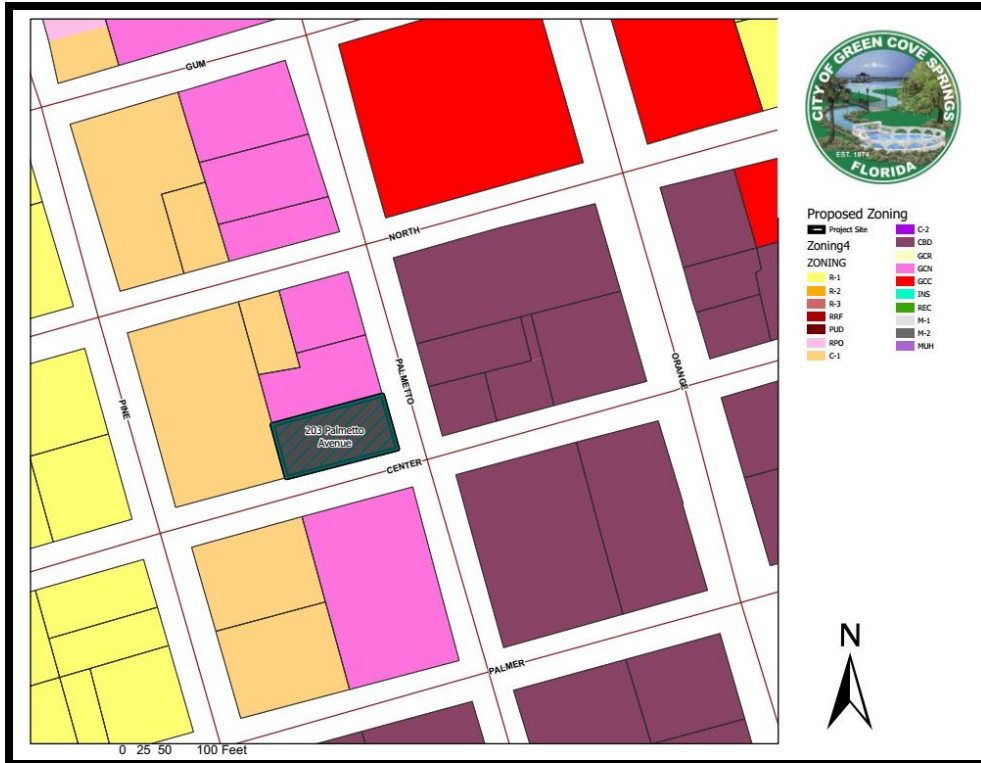
The intention of the proposed PUD will be to upgrade the site and allow the parcel to be used as two single family homes. One of the complaints about the site prior to the structures being vacated was that there wasn't adequate parking and as a result, cars were parked in the right of way. As part of the rezoning, adequate parking shall be provided onsite.

The proposed density of the PUD is approximately 11 units per acre. The Future Land Use – Downtown Designation– permits up to 30 units per acre.

The surrounding properties are developed as commercial and governmental uses to the west and south, a single-family home to the north and undeveloped property to the east.



The site is located within the City's Water, Sewer, and Electric Service Boundaries. It will be served by the City's utilities and sanitation services.



Environmental Conditions Analysis

Soils

- Pelham Fine Sand which is a poorly drained soil
- Cassia Fine Sand which is a somewhat poorly drained soil

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

This property is not located within a floodzone.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹	Square Footage / Dwelling Units	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Single Family Residential	2	10	20	.5	4	1	2

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: The proposed development of 2 single family dwelling units would be a de-minimis impact on the roadway network.

Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	795
Residual Capacity after Proposed Project	3,186,205

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 2 dwelling units x 2.65 persons per du x 150 gal per person

Sanitary Sewer Impacts – Harbor Road WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	650,000
Current Loading ¹	481,000
Committed Loading ¹	59,800
Projected Sewer Demand from Proposed Project ²	636
Residual Capacity after Proposed Project	108,564

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 2 dwelling units x 2.65 persons per du x 120 gal per person

Conclusion: The project site is served by the Harbor Road Wastewater Treatment Plant (WWTP). As shown in the table above, when factoring in the current loading and the committed loading, this WWTP is over capacity to handle the estimated impacts resulting from the proposed application.

The committed loading is related to the Rookery Development which will be completed in two years prior to the commencement of this project and as a result, an additional Wastewater facility shall be constructed to serve the Rookery and thereby providing additional wastewater capacity. As a result, there is adequate capacity. In addition, the City has included the construction of a force main to the Harbor Road Plan as a Capital Improvement Project which will allow for additional capacity.

Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	42 lbs. / 8 tons
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (2 dwelling units x 2.65 persons per dwelling unit x 8 lbs. per day) x 365

Solid Waste Impacts

The City of Green Cove Springs' solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County's solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed future land use amendment and rezoning are not expected to negatively impact the City's adopted LOS or exceed the County solid waste management facility's capacity.

Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single Family	2	0.0314	1	0.0095	1	0.0197	1
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

Conclusion: The School District of Clay County will make a school capacity determination at the time of Final Site Development Plan. It is not anticipated that the estimated number of students generated by the proposed PUD rezoning will exceed the adopted LOS standards see attached.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Policy 1.1.1.(b) Downtown (DT): This FLUC encompasses the City's historic downtown area and is intended to include a mix of medium-to-high density residential activities and nonresidential

development including commercial uses, lodging, professional offices and public/semipublic facilities.

i. Maximum Density: 30 du/ac ii. Maximum Intensity: 2.0 FAR

Policy 1.2.3. The City shall promote more compact and energy resource efficient residential development where the location and surrounding infrastructure supports multiple modes of transportation.

Policy 1.2.4. The City shall explore permitting new types of housing developments.

Policy 1.2.6. The City shall require new development to connect to the City's centralized potable water and sanitary sewer system.

The proposed application is consistent with these Comprehensive Plan policies set forth above and is compatible with the surrounding neighborhood.

The Planning and Zoning Commission unanimously approved this request on July 26, 2022.

STAFF RECOMMENDATION

Staff is recommending approval of this request because the application is in compliance with the Comprehensive Plan and is compatible with the surrounding neighborhood.

RECOMMENDED MOTION

Recommend to City Council a motion to approve ordinance O-14-2022, to amend the Zoning from GCN to PUD for .185 acres of property located on 203 N Palmetto Avenue, parcel #-017356-000-00 subject to the following conditions:

1. Removal of the privacy fence in the front yard along Center Street.
2. Provide 2 paved parking spaces per unit that comply with parking dimensions set forth in sec. 117-718(1).
3. Repair and provide a 5' sidewalk along Center Street.